149.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,400 / 637,400
					USE VALUE:	637,400 / 637,400
					ASSESSED:	637,400 / 637,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O SHAUGHNESSY PAULA K
Owner 2:	
Owner 3:	
Street 1:	82 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEWIS ELIZABETH B -
Owner 2:	-
Street 1:	106 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4206.000	251,300	3,800	382,300	637,400
Total Card	0.097	251,300	3,800	382,300	637,400
Total Parcel	0.097	251,300	3,800	382,300	637,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.51 /Parcel: 580.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97923

GIS Ref

GIS Ref

Insp Date 06/27/18

!11626!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	251,300	3800	4,206.	382,300	637,400		Year end	12/23/2021
2021	101	FV	244,400	3800	4,206.	382,300	630,500		Year End Roll	12/10/2020
2020	101	FV	244,500	3800	4,206.	382,300	630,600	630,600	Year End Roll	12/18/2019
2019	101	FV	212,800	3800	4,206.	382,300	598,900	598,900	Year End Roll	1/3/2019
2018	101	FV	211,800	3800	4,206.	338,600	554,200	554,200	Year End Roll	12/20/2017
2017	101	FV	211,800	3800	4,206.	284,000	499,600	499,600	Year End Roll	1/3/2017
2016	101	FV	211,800	3800	4,206.	284,000	499,600	499,600	Year End	1/4/2016
2015	101	FV	200,400	3800	4,206.	245,800	450,000	450,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:49:26

LAST REV

Date	Time
06/08/21	12:34:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11626

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O SHAUGHNESSY	50961-577		3/31/2008	Family	1	No	No		
TIRRELL FREDERI	24089-538		12/27/1993		166,000	No	No		Y

USER DEFINED

Prior Id # 1:	97923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2003	943	Redo Kit	20,000	C		G6	GR FY06	DEMO KIT & REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
3/16/2009	Inspected	345	PATRIOT
8/8/2005	Inspected	BR	B Rossignol
1/3/2000	Inspected	276	PATRIOT
11/18/1999	Measured	268	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4206		Sq. Ft.	Site		0	70.	1.30	8									382,325						382,300	

Total AC/HA:	0.09656	Total SF/SM:	4206	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,325	Spl Credit		Total:	382,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	71300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308747
Depreciation:	57427
Depreciated Total:	251320

COMMENTS

SCUTTLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

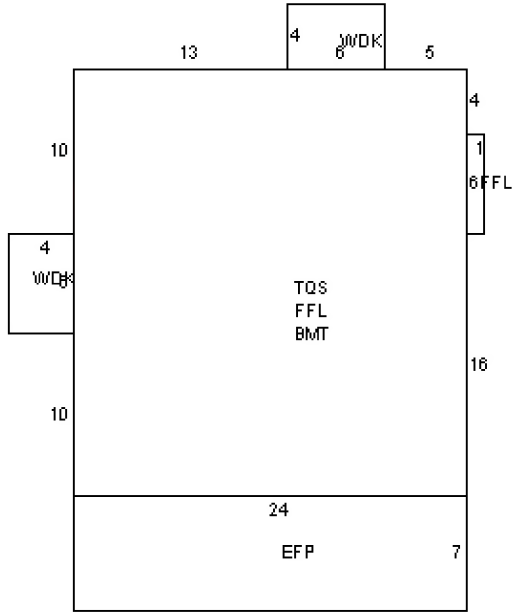
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	129.67
Final Total:	251300	Val/Su SzAd	228.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	630	178.610	112,521
BMT	Basement	624	53.580	33,435
TQS	3/4 Story	468	178.610	83,587
EFP	Enclos Porch	168	42.560	7,150
WDK	Deck	48	15.680	753

Net Sketched Area:	1,938			Total:	237,446
Size Ad	1098	Gross Area	2094	FinArea	1098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400			3,400
19	Patio	D	Y	1	126	A	AV	1975	5.23	T	35.2	101			400			400

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc